

STATE MS.-DE SOTO CO.
FILED

MAY 29 11 03 AM '96

BK 301 PG 320
W.E. DAVIS CH. CLK.

Prepared by and return to:

Joseph M. Sparkman, Jr.
Attorney at Law
Post Office Box 266
Southaven, MS 38671-0266
601-349-6900JUANITA PRUETT f/k/a JUANITA W. TRIM,
A Married Person

GRANTOR

to:

WARRANTY DEED

CHARLIE H. FRANCE, ET UX,

GRANTEES.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all which is hereby acknowledged, JUANITA PRUETT f/k/a JUANITA W. TRIM does hereby sell, convey and warrant unto CHARLIE H. FRANCE AND WIFE, MARTHA S. FRANCE as tenants by the entirety with full right of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, being more particularly described as follows, to wit:

Lot 3061, Section 0, Southaven West, in Sections 23 and 26, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 5, Pages 12-13, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect, prior reservations of oil and mineral rights, all applicable building restrictions and restrictive covenants of record in the office of the Chancery Clerk of DeSoto County, Mississippi.

Grantor's lawful spouse, James Pruett, joins in this instrument to convey any and all right, title and interest which he may have in the subject property.

By way of explanation, a Power of Attorney from Juanita Pruett to James Pruett is recorded in Book 69, Page 127 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 1996 are to be paid by Grantee and possession is to be given with the delivery of this Deed.

WITNESS the signature of the Grantor, this the 23 day of May, 1996.

Juanita Pruett f/k/a Juanita W. Trim
by her attorney in fact, James Pruett
Juanita Pruett f/k/a Juanita W. Trim
by her attorney in fact, James Pruett

James Pruett
James Pruett

STATE OF TEXAS
COUNTY OF COMAL

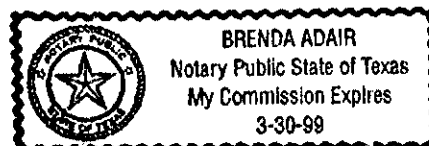
Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of May, 1996, within my jurisdiction, the within named James Pruett, who acknowledged that he is the attorney in fact for Juanita Pruett, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Brenda Adair
Notary Public

My commission expires:

3-30-99

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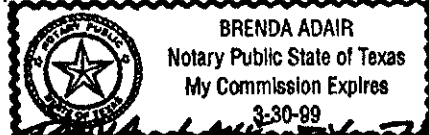
STATE OF TEXAS

COUNTY OF COMAL

PERSONALLY appeared before me, the undersigned authority in and for the State and County aforesaid, the within named James Pruett, who acknowledge that he executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office, this the 23rd of May, 1996.

Brenda Adair
Notary Public



My commission expires:

3-30-99Grantor's Address: HC2 Box 298W8 ~~78133~~ 78133Grantor's Telephone Number: Home- 210-935-4287 Work- NONEGrantees' Address: 1680 Northfield Dr. Southaven MS 38671Grantees' Telephone Number: Home- 601-280-9805 Work- NONE